

2025 SUMMERVILLE HOA ANNUAL MEETING MINUTES

September 25th, 2025, Bray 640 Belford Ave., GJ, C.O. 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc at Time.

In Attendance

Crystal Dunn
Faith Shelley
Robert McGill
Justin Spahr
Pamela Hillard

Proxies

1 proxies
received.

Management

Mark Shoberg HOA
Manager
Rebekah Webb HOA
Agent

With 1 proxies received and owners from 7 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager
Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Robert McGill, HOA President

Community member introductions.

Approval of 2024 Minutes

First motion: Robert McGill

Second motion: Pamela Hillard

None opposed.

2024 minutes were approved and signed by Robert McGill.

Old or New Business

Reserve Account Balance

- The reserve account currently holds \$2,000, not the expected \$5,400.
- This discrepancy is due to one unit being in default and not contributing to the HOA dues.
- The HOA consists of 19 units, and dues from 18 paying units were received.

Delinquent Owner Situation

- One owner was in arrears of approximately \$5,000.
- Due to lack of communication, HOA agent Rebekah Webb personally delivered a notice to the unit.
- This action was taken to protect the HOA's financial health, even though it was not legally required.
- The owner is now on a repayment plan, having reduced their balance to around \$4,000.

Financial Impact

- The delinquency significantly affected the HOA's ability to:
- Pay bills on time.
- Contribute to the reserve fund.
- The HOA is small, so even one non-paying owner has a substantial financial impact.

Insurance Premium Increase

- The HOA's insurance premium increased from a budgeted \$13,600 to \$19,000.
- This unexpected increase required use of operating funds, further limiting reserve contributions.
- In February/March, the board was notified that the HOA was struggling to pay basic expenses due to:
- The insurance increase.
- The delinquent owner.

Legal and Collection Process

- The HOA has the legal right to foreclose on delinquent owners.
- Due to HB 22-1137, foreclosure now requires a 20-step process and can take up to 2 years.
- The HOA followed all required steps and eventually sent a formal notice.
- A process server was not used due to cost (\$350); instead, HOA staff handled the notice delivery.
- The owner responded and entered a repayment plan, avoiding foreclosure.

Legislative Challenges

- HB 22-1137 has made dues collection and enforcement more difficult.
- The law was passed in response to past abuse and now heavily favors homeowners.
- HOAs must strictly follow procedures to avoid legal liability.

Outlook

- With the repayment plan in place and insurance costs stabilized, the HOA is moving toward a more secure financial future.

Water Rights Leasing Opportunity

- The HOA has unused water rights that could potentially be leased to generate income.
- Estimated savings: \$4,000/year.
- Leasing is possible without selling the rights; the HOA retains ownership and can reclaim them later.
- The City of Grand Junction manages these rights, making the process more bureaucratic than other providers.
- Interested parties must contact the city to begin the inquiry process.
- Contact Information:
- Account Number: 00013181-00
- Phone Number: 970-244-1579
- Ellen, a resident, expressed interest in helping with the research and legwork.
- Pamela Hilliard will be the point of contact with Ellen to coordinate efforts.

Loan Status

- The HOA loan, which includes roof and stucco repairs, is scheduled to be paid off in 2031.
- Interest rate: 4% fixed, which is favorable compared to current rates (~10%).
- Once paid off, the board is encouraged not to reduce dues, but instead redirect funds to reserves for future asphalt and parking lot repairs.
- The HOA owns the entire horseshoe cul-de-sac, and repairs are expected to be significant.

Budget

Budget Approval

- Due to increased insurance premiums and ongoing financial obligations, a budget increase was proposed.
- Without approval, the HOA would be unable to pay insurance and may face service termination within 30 days.

Budget Communication and Detail

- Justin Spahr requested more detailed budget breakdowns for future mailings.
- Management clarified:
- Monthly financials are sent to board members.
- The board has portal access to view all invoices and expenses.
- The public-facing budget is simplified for readability.
- More detailed breakdowns are available upon request but may overwhelm general homeowners.
- Board members are encouraged to scrutinize expenses and report any discrepancies (e.g., misallocated invoices from similarly named HOAs).

Discussion/2026 Budget Review

Motion to approve the budget @ \$315.00 for 2026 as drafted.

First: Pamela Hillard

Second: Shelley Faith

Opposed: 1 proxy

Budget is approved. Dues shall be \$315.00 Monthly (Dues at \$210.00 Loan Payment \$105.00), January 1st 2026

Elections:

2024-2025 Board Members:

President- Robert McGill (2024-2027)

VP- Trae Frigetto (2022-2025)

Nominations for the Elections:

Name: Crystal L. Dunn

2025-2028 Year term

Motion: elected by unanimous vote

Second:

None opposed.

Name: Justin Spahr

2025-2028 Year term

Motion: elected by unanimous vote

Second:

None opposed.

2025-2028 Board Members:

Robert McGill (TERM:2024-2027)

Crystal L. Dunn (TERM: 2025-2028)

Justin Spahr (TERM: 2025-2028)

Board Welcome and Owner Notification

- A welcome email will be sent to new board members with access instructions.
- The dues increase notice (to be sent mid-November) will include:
- Introduction of new board members.
- No private contact information will be shared—only names.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:05 pm.

Motion:

None opposed.

The meeting adjourned at 4:05 pm.

Signature

Date